



5



3



2



GUILDCREST ESTATES

Branch Road, Chilham,  
Canterbury CT4 8DR

**Guide price £950,000**

Guide Price £950,000 - £1,050,000. Tucked away in the picturesque village of Chilham, Canterbury, this beautiful house on Branch Road offers a perfect blend of modern living and historic charm. Built in 1997, this property boasts an impressive 2,700 square feet of living space, making it ideal for families seeking both comfort and style.

The home features three spacious reception rooms, providing ample space for relaxation and entertainment. With five well-appointed bedrooms, including a master suite complete with a dressing room and an en-suite bathroom featuring both a separate bath and shower, this residence caters to all your needs. Additionally, there is a further en-suite double bedroom and a family bathroom, ensuring convenience for all occupants.

The heart of the home is undoubtedly the kitchen, equipped with a Bosch double oven and hob, perfect for culinary enthusiasts. The utility room offers added convenience for daily household tasks

Outside, the property features a well-established garden that provides a peaceful space to relax. Set within a small, private development, it offers a sense of community, with the historic village of Chilham adding to the location's appeal..





Conveniently situated just 0.3 miles from Chilham Primary School and the vibrant Chilham Square, residents will appreciate the easy access to local amenities. For those commuting, Chilham train station is a mere 0.5 miles away, providing excellent transport links.

This property offers comfortable living in a well-connected community, set within one of Kent's most attractive villages.



GUILDCREST ESTATES

## Key Features

- Five double bedrooms in an exclusive small development
- Three bathrooms, including two en-suites
- Modern fitted spacious kitchen/breakfast room with Bosch double oven and hob, perfect for cooking and casual dining
- Stunning mature garden, providing a beautiful and tranquil outdoor space
- Conveniently located near Chilham Primary School, Chilham Square, and Chilham Train Station

## Important Information

Freehold  
House - Detached  
2725.00 sq ft  
Council Tax Band G  
EPC Rating C

£950,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



01227 696000 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



PROTECTED



PROTECTED



PROTECTED



ICO. The Property Ombudsman



Guildcrest Estates Ltd Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.